



POLICE STATION UPDATE

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Director

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Purpose of Work Session

- Update the Council on the Process
- Present revised costs, estimated bond rates, and tax effect on average single-family residence (SFR)
- Ask Council for consensus if staff should start preparing required ballot material measure to bring to a February 2020 meeting for Council consideration and possible approval for a May 2020 General Obligation Bond.

Update

- Schematic Design, 30% Design, is complete.
- Have revised cost estimates based on the schematic design. Costs will be presented on a subsequent slide.
- Various staff has performed public presentations at groups such as the Rotary Club, the County CPO12, the Chamber of Commerce. Presentations are scheduled at the Senior Center (2 / 10) and Adelante Mujeres (1 / 29).
- The Annual Town Meeting (ATM) on January 25, 2020, will focus on the proposed Police Station.

Update

- Staff has initiated internal review processes in an effort to be able to start final design effort if a possible May 2020 bond election is successful.
- Staff has initiated a zone change request so the whole block will be Town Center Transition (TCT) zoning which is scheduled for consideration at an upcoming City Council meeting.

Costs

- Based on the revised cost estimate resulting from the Schematic Design, staff estimates the cost of the project to be \$20 million based on the following cost estimates:

| | |
|--------------------------|--------------|
| Construction Costs | \$16,800,000 |
| Architect Fees Remaining | 800,000 |
| Furniture, Permits, SDCs | 800,000 |
| TDT | 1,200,000 |
| Bond Issuance Costs | 400,000 |
| Total Estimated Cost | 20,000,000 |

- Staff is reviewing a transportation study done by the consultant that may result in the elimination of the Transportation Development Tax (TDT). Staff would still recommend asking for the \$20,000,000 if the TDT is eliminated as the above costs are still estimates.

Cost to Taxpayers

- Based on a \$20,000,000 General Obligation Bond to pay for the costs of the project, staff estimates that the first year costs of the bond to be \$155 for an homeowner who has a house with an 2019 assessed value of \$230,000 which is the average assessed value of a single-family residence in the City. This assumes a level debt rate of \$0.674 per \$1,000 of assessed value.
- Costs in subsequent years will vary based on the changes to the overall assessed value of all property in the City.
- The following five slides have the current schematic design for the proposed Police Station.

Timing Considerations

- May 2020 Election
 - Property Tax Measures
 - Library Levy Renewal – no increase in rate
 - Sheriff's Levy – probable request to increase rate by 5 cents per \$1,000 of assessed value
- November 2020 Election
 - No known property tax measures
 - Metro is reviewing options to raise revenue other than property taxes – some of those options may require voter approval



Forest Grove | Police Station
11.21.2019

Preliminary Design - Subject to Change

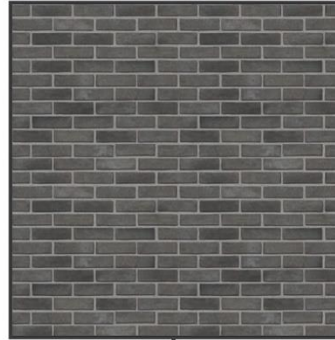
SE Perspective | 19th Avenue & Birch Street
© 2019 Mackenzie | 2150595.00

M.

Natural Wood Structure



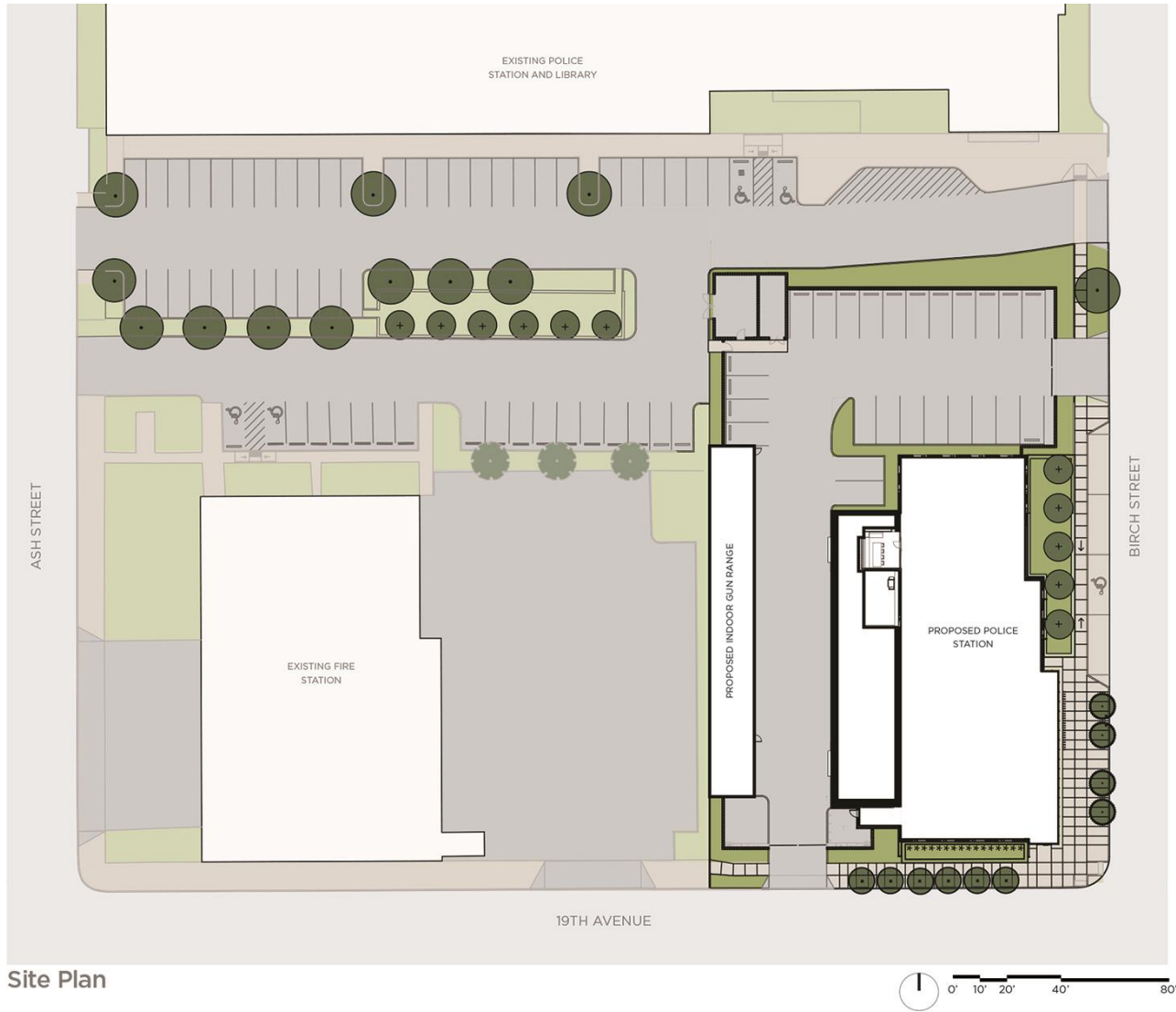
Brick Cladding



Terracotta Cladding



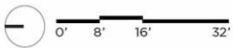
Birch Street Elevation (East)



Site Plan



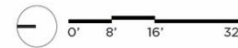
First Floor Plan



- PUBLIC
- RECORDS
- PROPERTY & EVIDENCE
- PATROL
- COMMON



Second Floor Plan



- ADMIN
- INVESTIGATIONS
- POLICE SUPPORT
- TRAINING
- COMMON



Next Steps

- If Council gives consensus to proceed, staff will prepare a proposed ballot measure for the May 2020 election for the Council to consider at the second Council meeting in February which is the last Council meeting before the measure would have to be filed with the County Elections Department.
- Speaking engagements and other public information efforts will continue. ATM on January 25, 2020, will focus on the proposed Police Station.

Questions??